

**REGULAR MEETING MINUTES
ZONING BOARD OF APPEALS
WEDNESDAY, JUNE 18, 2014**

TOUR

No tour was conducted.

The Zoning Board of Appeals held a public hearing in Legislative Chamber, Room 314, Town Hall, 50 South Main Street, West Hartford, on Wednesday, June 18, 2014 at 7:00 P.M.

PRESENT: Chair: Grise; Commissioners: Foley, Neville, Smilowitz; Alternates Doyle and DiMatteo
Secretary to Zoning Board of Appeals: Brian Pudlik

ABSENT: Commissioner Sadinsky

HEARING LEGALLY ADVERTISED ON:
Thursday, June 5, 2014
Thursday, June 12, 2014

DECISIONS FILED WITH THE CLERK AND HARTFORD COURANT:
Tuesday, June 24, 2014

EFFECTIVE DATE: Wednesday July 9, 2014.

At the regular meeting of the Zoning Board of Appeals the following actions were taken:

**#22-14 12 Arapahoe Road – Petition of N. Stamboulis requesting a variance to Section 177-32(E)(8)(c), Parking Specifications. Requesting a 16.3 foot variance to the 24 foot drive aisle width for two-way commercial driveways for the construction of a driveway with a minimum width of 7.7 feet, per plans on file.
RM-O ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Foley. In reaching its decision, the Board found the following conditions to exist:

- 1. The Board concluded that other legal remedies may be available to the applicant that could obviate the need for the variance.**
- 2. If granted the request would have potentially caused a safety hazard due to the narrowness of the proposed driveway**

VOTE: 2-3 Voting in favor: Commissioners Foley and DiMatteo (seated for Grise)

Opposed: Commissioners Doyle (seated for Sadinsky), Neville, and Smilowitz

Petition denied.

**#23-14 121 Washington Circle – Petition of S. Dewey (architect) requesting a variance to Section 177-20, Obstructions in Yards. Requesting a 3 foot variance to the required 4 foot side yard setback for the construction of a new one-story addition per plans on file.
RM-3R ZONE (Uses R-6 standards for single family homes in a multi-family district)**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Foley made a motion to grant the petition; second by Commissioner DiMatteo (seated for Grise). In reaching its decision, the Board found the following conditions to exist:

1. **Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances.**
2. **Variance request is minor and will not adversely impact neighboring properties.**
3. **The Board found that there were conditions especially effecting the land and structure for which the variance was sought.**

VOTE: 5-0; Voting in favor were Commissioners: DiMatteo (seated for Grise), Doyle (seated for Sadinsky), Foley, Neville and Smilowitz.

Opposed- 0

Petition unanimously approved.

**#24-14 43 Montclair Drive – Petition of A & T Rose, requesting a variance to Section 177-20(D), Obstructions in yards. Requesting a variance to the requirement that fences forward of the building line be a maximum of 4 feet tall and not more than half-solid for the construction of a transitional section of fence, which transitions from a height of 7 feet to a height of 4 feet over a length of approximately 8 feet, for the portion of the fence forward of the building line, per plans on file.
R-6 Zone**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; second by Commissioner Grise. In reaching its decision, the Board found the following conditions to exist:

1. **No legal hardship could be established from the testimony at the public hearing.**
2. **Variance request was not necessary for the reasonable use of the property.**
3. **The primary reason for the variance as expressed by the applicant was personal in nature.**

VOTE: 0-5 Voting in favor: None

Opposed: Commissioners Doyle (seated for Sadinsky), Foley, Neville, Grise, Smilowitz

Petition denied.

Commissioner Neville made a motion approve the minutes of May 21, 2014; second by Commissioner Foley.

VOTE: 5-0 Unanimously Approved.

Commissioner Neville made a motion to adjourn; second by Commissioner Foley. VOTE: 5-0. Unanimously Approved.

Respectfully Submitted,

Brian Pudlik
Secretary to the Zoning Board of Appeals